

Burke's Beach... where the sun and service always shine!



D. Michael Burke P.A.
239.777.0473
Michael@BurkesBeach.com

www.BurkesBeach.com

www.CoconutPointRealty.com



Lighthouse Bay 2007 Year To Date Community Sales & Averages

Unit Address	No.	BR	Baths	Living Area	Year Built	Pool	Spa	View	Rear	List Price	Sold Price	% List vs Sold	Date Closed	Sold \$/SF	DOM
Lighthouse Bay:															
Amalfi Coast Road															
23820	102	3 Bed	2	1886	2004	No	No	Lake	E	\$355,000	\$320,000	90%	09/13/07	\$169.67	97
Average 2007										\$355,000	\$320,000	90%		\$169.67	97
CapeMonaco Drive															
23820	126	3 Bed	2	1828	2004	Yes	Yes	Lake	E	\$499,900	\$425,000	85%	08/24/07	\$232.49	143
Average 2007										\$499,900	\$425,000	85%		\$232.49	143
Costa Del Sol Road															
23891	103	2+Den	2	1276	2003	No	No	Lake	W	\$229,000	\$240,000	105%	06/19/07	\$188.09	257
23800	81-	2+Den	2	1402	2003	No	No	Lake, Landscaped, Water Feature	W	\$239,000	\$235,000	98%	05/31/07	\$167.62	124
23871	104	2+Den	2	1402	2002	No	No	Lake	W	\$245,000	\$220,000	90%	04/27/07	\$156.92	54
Average 2007										\$237,667	\$231,667	97%		\$170.87	145
Crooked River Road															
10751	102	3 Bed	2	1884	2000	No	No	Lake	W	\$324,900	\$305,000	94%	10/03/07	\$161.89	19
10841	102	3 Bed	2	1884	2003	No	No	Lake	E	\$371,962	\$350,000	94%	07/18/07	\$185.77	143
Average 2007										\$348,431	\$327,500	94%		\$173.83	81
Eddy Stone Road															
**23721	204	2+Den	2	1646	2001	No	No	Lake, Pool/Club	W	\$339,000	\$320,000	94%	06/01/07	\$194.41	129
23711	8102	2 Bed	2	1278	2000	No	No	Lake	W	\$247,000	\$213,500	86%	05/31/07	\$167.06	228
23740	4103	2 Bed	2	1278	2000	No	No	None	E	\$239,900	\$239,000	100%	05/15/07	\$187.01	130
23730	101	3 Bed	2	1548	2001	No	No	Lake	E	\$269,000	\$250,000	93%	05/15/07	\$161.50	70
**23740	4204	2+Den	2	1646	2000	No	No	Lake, Landscaped Area	E	\$250,000	\$240,000	96%	05/01/07	\$145.81	284
Average 2007										\$268,980	\$252,500	94%		\$171.16	168
Half Moon Shoal Road															
10711	102	2+Den	2	1268	2001	No	No	Lake	S	\$219,900	\$211,000	96%	06/01/07	\$166.40	61
Average 2007										\$219,900	\$211,000	96%		\$166.40	61
Marbella Bay Road															
23820	203	2+Den	2	1268	2003	No	No	Lake	S	\$225,000	\$220,000	98%	05/07/07	\$173.50	168
Average 2007										\$225,000	\$220,000	98%		\$173.50	168
Old Port Road															
23721	102	2+Den	2	1267	2001	No	No	Lake, Landscape, Water Feat, Lagoon	W	\$239,000	\$239,000	100%	03/17/07	\$188.63	330
23711	104	2 Bed	2	1402	2001	No	No	Lake, Water Feature	W	\$249,900	\$230,000	92%	01/26/07	\$164.05	305
Average 2007										\$244,450	\$234,500	96%		\$176.34	318
Santa Margherita															
10911	202	2+Den	2	1446	2003	No	No	Lake, Preserve, Pool/Club	SW	\$255,000	\$240,000	94%	09/19/07	\$165.98	330
Average 2007										\$255,000	\$240,000	94%		\$165.98	330
Total Averages 2007										\$282,262	\$264,559	94%		\$175.11	169

17 closed sales - as of December 31, 2007

** = Partly Furnished

For further information contact Michael Burke 239.777.0473
www.BurkesBeach.com / www.CoconutPointRealty.com